

Draft South East Queensland Regional Plan feedback  
Department of Infrastructure, Local Government and Planning  
PO Box 15009  
City East Qld 4000

Via email: SEQRegionalPlan@dilgp.qld.gov.au

3 March 2017

Dear Sir/ Madam,

**Re: Draft South East Queensland Regional Plan Shaping SEQ**

The Green Building Council of Australia (GBCA) commends Queensland Government on its commitment to the sustainable management of change and growth in South East Queensland through its *Draft South East Queensland Regional Plan (Plan)*, 'ShapingSEQ'.

The GBCA, established in 2002, is a not-for-profit industry association committed to developing buildings, cities and communities that are productive, liveable, healthy, resilient and sustainable:

- **We rate** the sustainability of buildings and communities through Australia's only national, voluntary, holistic rating system – Green Star.
- **We educate** industry and government practitioners and decision-makers and promote green building programs, technologies, design practices and operations.
- **We advocate** for the sustainable transformation of the built environment.

The GBCA has more than 600 member organisations, including major developers, professional services firms, major banks, super funds, product manufacturers and suppliers, as well as universities, local councils, state and federal government departments and agencies.

The GBCA appreciates the opportunity to provide comment as part of the public consultation on the Plan. It helpfully references five key themes: Grow, Prosper, Connect, Sustain and Live – providing a framework to discuss the strategic goals that underpin the 50 year vision for South East Queensland. Comments from the GBCA are outlined below.

**1. Green Star – Communities provides a useful resource for Government, in a number of ways:**

**1.1 The Green Star – Communities rating tool addresses the key themes and corresponding goals identified in the Plan, providing a means for their delivery.**

As noted previously, the Plan identifies five key themes and corresponding goals, for which our Green Star – Communities rating tool provides an effective delivery framework to achieve desirable, sustainable outcomes. The rating tool, established in 2012 as the only holistic, voluntary rating tool for communities of its kind in Australia, now has a proven track record in delivering concrete outcomes and benefits across a range of projects.

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Notably, government land organisations including the former Queensland Urban Land Development Authority, sponsored its development. The rating tool provides a comprehensive framework against which to measure the success of infrastructure investments and urban renewal. I commend it to you as you consider the sustainable development of infill, greenfield and potential future growth areas identified in the Plan while ensuring that development projects are responsive to the needs of local communities across South East Queensland.

Developed in consultation with industry and all levels of government, the Green Star – Communities rating tool is based on five best practice principles which are to:

- Enhance liveability
- Create opportunities for economic prosperity
- Foster environmental responsibility
- Embrace design excellence
- Demonstrate visionary leadership and strong governance.

Page 8 of the Plan identifies key indicators for measuring the success of previous regional plans, highlighting the opportunities and challenges for ShapingSEQ. Notably, the majority of these indicators point to smart growth principles, namely:

- Compact settlement;
- Housing diversity;
- Efficient land use;
- Integrated land use and transport;
- Improved public transport services and active transport infrastructure; and
- Protection for regional green space network.

Across Australia there are now 24 precinct and community-scale projects that have achieved Green Star – Communities certification, and the GBCA is working with a further 24 projects. The rating tool is currently influencing the design and delivery of major community developments around the country – from Barangaroo South in Sydney, which will house 23,000 workers each day, to Aura on the Sunshine Coast that will be home to 50,000 people, to Brisbane Airport.

***1.2 The Green Star– Communities rating tool provides a comprehensive framework to inform proposals for a SEQ City Deal. Furthermore, the GBCA has the capacity to contribute to the development of proposals as we continue to work collaboratively across government in support of the City Deals program.***

Underpinning the vision of the SEQ Plan is the emphasis on smart growth principles, which will also form the crux of any SEQ City Deal Proposal. As noted in the Plan, Government will seek “to deliver ‘City Deals’ for SEQ, under the Australian Government’s Smart Cities Plan to transform SEQ’s cities into prosperous, knowledge-based, innovative, sustainable and connected places to live, work and play”.

The indicators identified in the Plan and noted earlier are complemented by the credits delivered through Green Star – Communities. Critically, the use of Green Star – Communities, providing independent third party certification, delivers a compelling and transparent narrative for stakeholders that outcomes are in fact being measured and met in those projects where it is applied. This narrative is increasingly critical and sought-after by governments keen to support social licence for new developments, and to provide assurance to communities across the full life of a project.

For example, through our rating tools the GBCA also recognises the importance of ‘smart growth’ principles as they are vital to ensuring that the communities that we build are sustainable.

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These include:

1. Provide a mix of land uses
2. Take advantage of compact building design
3. Create a range of housing opportunities and choices
4. Create walkable neighbourhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Strengthen and direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost-effective
10. Encourage community and stakeholder collaboration in development decisions.

A distinguishable feature of Green Star – Communities is that it encourages smart growth principles within community - and precinct-scale development. This is the same scale of development likely to be featured through City Deals, and with the support of Green Star we can help measure the outcomes that will make these deals a success for the communities most affected by their development.

The GBCA has been pleased to work across government to support the development of the City Deals Program. We have been working closely with the Department of Prime Minister and Cabinet, considering the development of the National Performance Indicator Framework for Cities, and lending support to local governments across Australia to help build the capability to respond to this program in the years ahead. We would welcome the opportunity to work with the Queensland Government to discuss in more detail the potential for Green Star – Communities as a framework to help guide and build success for any future SEQ City Deal.

***1.3 The Green Star – Communities rating tool can facilitate key implementation measures identified in the Plan, and its positive impacts is already being demonstrated through a number of certified projects in Queensland.***

In addition to City Deals, the Green Star– Communities rating tool can help facilitate a range of implementation measures identified in the Plan including the Cross River Rail City Making Strategy and the Caboolture West pilot project. Green Star is increasingly being deployed at the interface between major infrastructure projects and the communities affected by those developments. For example, as part of the station developments rolling out as part of the Melbourne Metro and Sydney Metro projects, and as part of the Victorian Level Crossings program. We would be pleased to discuss in more detail how our experience on these projects can help support the delivery of the Cross River Rail.

For the Caboolture West pilot project, the GBCA can leverage its expertise and experience to help Government, Moreton Bay Regional Council and other key stakeholders to develop approaches that will assist with the efficient delivery of large-scale greenfield growth areas. Notably, we have had a constructive relationship with Moreton Bay Regional Council as a valued member of the GCBA, having produced sustainable development projects, namely The Corso at North Lakes. Building on these relationships, we would welcome opportunities for collaboration on these initiatives.

The Plan stresses the need to go beyond a 'business as usual' approach in order to realise the stated goals and aspirational vision for South East Queensland. Moreover, critical to the success of the Plan and the development projects that it anticipates, is measuring and communicating the outcomes delivered for the local community. Green Star– Communities provides an effective pathway to realising both objectives. The rating tool is already having a significant impact on communities across Australia and in Queensland, we are seeing its success in sustainable and liveable places like Ecco Ripley, Caloundra South, Bahrs Scrub, Brisbane Airport, Parklands and Newport, all of which are certified Green Star – Communities projects. I have attached a number of the abovementioned case studies for further information.

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The GBCA commends the Government on its *Draft South East Queensland Regional Plan (Plan)*, 'ShapingSEQ', providing an effective and comprehensive regional planning framework for the sustainable management of future growth in the South East Queensland Region. I encourage the Queensland Government to use the GBCA and our industry networks as a resource resource to assist with achieving the sustainable vision and implementation of the Plan. Please do not hesitate to contact me by phone on (02) 8239 6200, or via email at [jonathan.cartledge@gbca.org.au](mailto:jonathan.cartledge@gbca.org.au) for further information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jonathan Cartledge', written in a cursive style.

**Jonathan Cartledge**  
Senior Manager – Government & Industry